

## **Advance Plans Committee**

### **Summary of Meeting**

7:35 am, September 21, 2006

#### Attendance

*Committee Members:* Morris Dunlap, John McKay, Ron Marnell, Bud Hentzen, Harold Warner

*MAPD staff:* Christy Askew, Stephen Banks, Dave Barber, Scott Knebel, Dale Miller, John Schlegel, Scott Wadle

*Others:* Don Losew, Kathy Sexton, Chris Morlan, Eldon Miller, Jennifer Rose, Jack Whitson

#### Discussion Summary

1. The Advance Plans Committee approved the minutes of the September 7, 2006 Committee meeting.
2. Dale Miller reviewed with the Committee, the proposed MAPD staff revisions to the current Zoning Area of Influence (ZAI) boundaries as they pertain to and affect the Cities of Derby and Wichita.

#### Derby/Maize discussion

- Derby wishes to retain the current north boundary of their ZAI along 47<sup>th</sup> Street S., especially east of ½ mile east of Woodlawn, to reflect an expanded Derby 2030 growth area (based on the proposed update to the Derby Comprehensive Plan) that encroaches into Wichita's existing 2030 growth area as designated in the Wichita-Sedgwick County Comprehensive Plan. Wichita supports the MAPD proposed revision to shift the existing north ZAI boundary southward from 47<sup>th</sup> Street to 55<sup>th</sup> Street, to coincide with the boundaries of Wichita's urban growth area. Derby has less of a concern with the proposed ZAI changes in the area of K-15 and 55<sup>th</sup> Street. The Committee suggested that there be greater communication between Wichita and Derby to resolve mutual platting, development, and future service extension/urban growth issues. After some discussion, the Committee voted 3-1 to support MAPD staff's proposed adjustments to Derby's ZAI boundary on the basis that they coincide with the 2030 urban growth area boundary designations for Derby and Wichita as depicted in the Wichita-Sedgwick County Comprehensive Plan.

#### Valley Center, Park City, Kechi, Bel Aire and Wichita discussion

- Dale Miller reviewed with the Committee, the proposed MAPD staff revisions to the current Zoning Area of Influence (ZAI) boundaries as they pertain to and affect the Cities of Valley Center, Park City, Kechi, Bel Aire and Wichita.
- Bel Aire indicated its desire to shift the south boundary of the proposed Bel Aire ZAI to align with 45<sup>th</sup> Street North. In addition, the northwest

corner of the ZAI should be shifted ½ mile north of 53<sup>rd</sup> Street between Woodlawn and Rock Road.

- Kechi indicated its desire to adjust the proposed ZAI boundary between Kechi and Bel Aire to coincide with 61<sup>st</sup> Street in the area near Rock Road to 127<sup>th</sup> Street.
  - Park City indicated that it supported the ZAI boundary adjustments proposed by MAPD.
  - Valley Center indicated that the ZAI boundary between Sedgwick and Valley Center should coincide with the school district boundary. Also, the existing west ZAI boundary of Valley Center should be expanded west to Tyler Road.
  - After some discussion, the Committee voted 3-1 to support MAPD staff's proposed adjustments to the ZAI boundaries for Bel Aire, Kechi, Park City and Valley Center on the basis that they coincide with the 2030 urban growth area boundary designations for these cities as depicted in the Wichita-Sedgwick County Comprehensive Plan.
3. Scott Knebel presented wording changes to four of the selected implementation actions contained in the K-96 Corridor Economic Development Plan. The new wording states that the creation of a K-96 Corridor Overlay District not be considered for implementation. The Committee recommended support for the revised wording.

Meeting adjourned at 9:20 a.m.